

CALIFORNIA BUILDING STANDARDS COMMISSION

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December 7, 2010

Mr. Kevin Gailey, Chief Planner
Building Department
Town of Danville
510 La Gonda Way
Danville, CA 94526

Dear Mr. Gailey:

This is to acknowledge receipt of the Town of Danville submittal pertaining to amendments to the 2010 Building and Residential Codes, with findings on November 9, 2010. As the law states, no local modification or change to the California Building Standards Code (Code) shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing. If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,


Jane G. Taylor
Senior Architect

cc: Chron
Local Filings



"Small Town Atmosphere
Outstanding Quality of Life"

November 5, 2010

Building Standards Commission

RE: Town of Danville Amendments

The following are amendments to the California Building Code and California Residential Code, (2010 versions):

California Building Code Amendment: *Section 1908.1.8 ACI 318, Section 22.10* is amended to read:

"Section 1908.1.8 ACI Section 22.10. Delete ACI 318, Section 22.10, and replace with the following:

22.10 - Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

22.10.1 - Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- (a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception: In detached one- and two-family dwellings three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

- (b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

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Maintenance
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Exception: In detached one- and two-family dwellings three stories or less in height and constructed with stud bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing."

Express Finding B. for above item

Section R202 *Definitions*. Section R202 is amended by adding the definition of **Balcony, Exterior.**

"Section R202 *Definitions*. **Balcony, Exterior.** is an exterior floor projecting from and supported by a structure, without additional independent supports."

Table R301.5 *Minimum Uniformly Distributed Live Loads (in pounds per square foot)*. Table R301.5 is amended by modifying the live load of Balcony (exterior) from 40 to 60 pounds per square foot.

R502.2.2 *Decks*. Section R502.2.2 is amended to read;

"R502.2.2 *Decks*. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary structure cannot be verified during inspection, decks shall be self-supporting. For exterior balconies decks, with cantilevered framing members, connection to the walls or other framing members shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the exterior balcony deck."

Express Finding B. for above item

Section R319.1 *Address numbers*. Section R319.1 is amended to read:

"R319.1 *Address numbers*. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument , pole or other sign or means shall be used to identify the structure.

Exception: Address numbers may be reduced to 3 inches high with a minimum stroke width of ½ inch if the numbers are illuminated by an approved means."

Express Finding C. for above item.

Findings for the Amendments to the Building and Residential Codes, (2010 versions):

Pursuant to the authority of Health and Safety Code Sections 17958.5 and 17958.7, the Danville Town Council finds that the administrative and non-administrative changes to the State Building Code set forth in this ordinance are reasonably necessary because of certain climatic, geologic and topographic conditions within the Town which are unique to the locality. These specific conditions are as follows:

A. Climatic conditions which are unique to the Town of Danville:

Upper and lower temperature extremes are present creating fluctuations in soils consistency and building materials strengths and ratings.

Excessive amounts of rainfall over a twenty-four (24) hour period for the hilly and sloping terrain can create possible erosion and inundation ultimately resulting in the overgrowth of natural grasses.

Hot and dry summer months are typical of the area which has a tendency to deplete the moisture content of building materials and soils.

Hot and dry summer winds are present which can dry combustible materials causing fire devastation.

B. Geologic conditions which are unique to the Town of Danville:

The community is within close proximity to a major earthquake fault and a defined Alquist-Priolo study area making construction susceptible to the impacts of seismic activity. Due to this factor, the more marginal materials for lateral resistance has been disallowed and the bracing of older suspended ceiling systems is required when work is proposed in the areas where these systems are located.

The expansive nature of the soils within the community which consists primarily of alluvium require consideration of specific regulations, such as storm water runoff control to limit the saturation of the soil and establishing minimum foundation reinforcing to resist the effects of minor soil movement, to insure the public health, safety and welfare is protected.

C. Topographic conditions which are unique to the Town of Danville:

The predominance of the hillside terrain in conjunction with the expansive soils requires additional precautionary measures to control and regulate building in these areas. The control of storm runoff

November 5, 2010

Page 4

will help minimize erosion due to concentrated flow from impervious surfaces. The limited access to the hillier areas and the extensive vegetation throughout Danville warrants more stringent roofing standards to reduce the rate of fire spread.

The extreme elevation changes between various areas of the Town dictates that unique consideration be given to these changes and the differences and impacts associated with the severity of change be addressed in the building code.